

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: March 12, 2015

Staff: Aaron Mount

SPECIAL USE PERMIT

FILE NUMBER: S14-0003/Heritage Carson Creek Fitness Center Phase 2 Unit 1

APPLICANT: Lennar Homes of California

ARCHITECT: JDA

ENGINEER: CTA Engineering

REQUEST: Special Use Permit for a 4,605 square foot fitness center and outdoor uses including swimming pool, spa, lighted tennis courts, lighted pickleball courts, and a central outdoor gathering area with barbecues.

LOCATION: North side of the proposed Carson Crossing Road at the intersection with the proposed Heritage Parkway in the El Dorado Hills area (Carson Creek Specific Plan, Supervisorial District 2. (Exhibit A)

APN: 117-570-03 (Exhibit B)

ACREAGE: 4.888 Acres (Exhibit B)

GENERAL PLAN: Adopted Plan, Carson Creek Specific Plan (Exhibit C)

ZONING: CC3K (Carson Creek Single Family 3,000 sq. ft. min)(Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily exempt pursuant to State CEQA Guidelines Section 15182.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15182 and
2. Conditionally approve Special Use Permit S14-0003 based on the Findings and subject to the Conditions of Approval as presented.

Background: The subject property is located within the Carson Creek Specific Plan (CCSP). The Specific Plan was approved by the Board of Supervisors on March 4, 1997. A lawsuit was filed on the Specific Plan, which resulted in a settlement agreement and subsequent Specific Plan amendments approved on September 28, 1999. The result was an age-restricted senior citizen housing community with mixed development of residential, commercial, research and development, and both public and open space uses.

The subject property is located within Phase Two of the Carson Creek Specific Plan. Phase Two was approved under tentative map application TM04-1391 on February 14, 2008. A large lot final map, J-130 Exhibits N1-2, was recorded August 26, 2014 creating the current parcel configuration. Large lot final maps are for financing purposes only and the current property owner signed a notice of restriction, Exhibit O, which is noted on the final map. The notice of restriction does not allow issuance of building permits until such time as subsequent phased maps are recorded. Final map TM04-1391-F-3 for Carson Creek Phase 2 Unit 1, Exhibits P1-3, were submitted January 29, 2014. After this final map is recorded and all necessary infrastructure improvements are in place, construction of this project may proceed.

STAFF ANALYSIS

Project Description: The proposed project is for an active, senior adult, recreation facility that will be situated on approximately 4.8 acres. The recreation center structure will be 4,605 square feet in size, and will consist of a work out room, aerobics room, bathrooms, locker rooms, and offices (Exhibit H and I). A portion of this structure will be used as a sales office during construction of Phase two of the CCSP. There is an option to enclose the pool and is shown on the plans. Outdoor amenities will include one pool, one spa, two lighted tennis courts, lighted pickleball courts, central outdoor gathering area, barbeques, and an area for other passive uses to be determined based on needs assessments of future owners. This area will most likely contain horseshoe pits, shuffleboard courts, bocce courts, and putting green. Additionally there will be access to nearby walking trails. The community center will be available to community homeowners and their guests only, and will be maintained by the Carson Creek Homeowners Association. Hours will be based on homeowners needs except for outdoor sports lighting which will be restricted consistent with CCSP requirements.

Site Description: The actual project site is inaccessible due to lack of road improvements. Phase Two portion of the CCSP is in the process of being extensively rough graded in preparation for residential development. The site would be accessed by proposed Heritage Parkway as shown on Exhibit H. The site contains sensitive open space/wetlands that are protected from grading. Any remaining vegetation is grassland. The topography is flat to gently sloping.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CC3K	AP (CCSP)	Residential/Undeveloped
North	CC3K	AP (CCSP)	Residential/Undeveloped
South	OS	AP (CCSP)	Open Space/Undeveloped
East	OS	AP (CCSP)	Open Space/Undeveloped
West	CC3K	AP (CCSP)	Residential/Undeveloped

Consistency with the Carson Creek Specific Plan

The project site is designated Adopted Plan in the General Plan. This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The project site is within the Carson Creek Specific Plan (CCSP).

Recreational facilities were anticipated and reviewed in the Carson Creek Specific Plan and the Environmental Impact Report. Specific Plan. Policy 9.1.1.3 of the CCSP states, “Recreation facilities shall provide a focal point and gathering place for the larger community”. As shown on Exhibit F, the project parcel was conceptually approved for a recreation/community center in approval of the tentative subdivision map.

The parcel’s CCSP development standard is Single Family High Density 3,000 square foot minimum (CC3K). As detailed in the CC3K development standards, the proposed recreation center use is allowed only after obtaining a special use permit from the Planning Commission. The proposed structures meet all applicable site development standards, including setbacks, of the CC3K CCSP zone district.

Other Design Issues:

Parking: Under the CCSP *Site Development Standards*, parking requirements are deferred to the County parking ordinance §17.18.060. Based on calculations for a recreation center, the Ordinance requires one space per 300 square feet of gross floor area and three spaces per court. The project requires a total of 45 spaces of which 2 are required to be ADA compliant, with one being van accessible. The proposed project provides 50 parking spaces, with 6 spaces ADA compliant and all van accessible.

Circulation: The project site has one point of access along Heritage Parkway, which will connect to Carson Crossing Drive a major circulation route through the development. The circulation was

approved by the County and reviewed by all responsible agencies during the tentative subdivision map process and meets all current standards.

Facilities (improvements and utilities): The project will be served by public water and sewer via water and sewer lines located in the adjacent roadways. The project is within EID's service area and water and sewer infrastructure are currently being developed as the subdivision is being constructed. The final subdivision map process that is required before building permits can be issued will ensure that all facilities are installed before construction can commence. This is one of the reasons that the large lot final map does not allow building permits as water and sewer service were not evaluated or required in order to record the map. The preliminary grading plan demonstrates how stormwater drainage is to be managed on the site within the proposed parking lots.

Design: The design is consistent with other facilities within the CCSP and the El Dorado Hills area. The mission style design is also consistent with the predominate housing style within the CCSP.

Landscaping: A preliminary landscape plan indicates the types and density of planting anticipated with the project. The Carson Creek Specific Plan contains street tree and parking lot tree planting standards in §4.14 of the Specific Plan. For "trees along roads" the Specific Plan states that *Street trees shall be planted every 15 feet on center along those roads unless the species selected requires greater spacing. The intent is to plant trees that are quickly growing so that they will provide shade within 15 years.* Trees planted along Heritage Parkway will be required to conform to the list of acceptable species found within §4.14 of the Specific Plan.

In addition, under §4.15 of the Specific Plan, *Riparian corridors shall be revegetated with native plants from the following list.* The list is too numerous to list in this staff report; however, the project will be conditioned so that landscaping within the 100-year floodplain of Carson Creek delineated on the project parcel will conform to the native species list found within §4.15 of the Specific Plan. Development Services will review the final landscape plan for conformance prior to building permit approval.

Lighting and Noise: All exterior lighting will be required to conform to 130.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. The CCSP requires that sports lighting and outdoor public address systems be turned off by 9:45 p.m. Recommended conditions of approval for compliance with these requirements have been added to the project.

Signs: No signs are proposed for the recreation facility. A neighborhood entrance sign is shown on the site plan but is on an adjacent parcel and is part of the development plan for Carson Creek Phase Two.

Discussion: The proposed recreation facility is in compliance with the Carson Creek Specific Plan and the El Dorado County Zoning Ordinance.

ENVIRONMENTAL REVIEW

The project is a recreation center as a component of a residential project, as contemplated in the adopted Carson Creek Specific Plan, subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program. Therefore, the project is exempt from the requirements of CEQA pursuant to Section 15182. No further environmental analysis is necessary.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....	Location Map
Exhibit B.....	Assessors Plat Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Approved CCSP Zoning Map
Exhibit E.....	Carson Creek Circulation Plan
Exhibit F.....	Carson Creek Existing and Proposed Recreation and Community Centers
Exhibit G.....	Applicant Submitted Project Description
Exhibit H.....	Site Plan
Exhibit I.....	Floor Plan
Exhibit J.....	Preliminary Grading and Drainage Plan
Exhibit K.....	Elevations
Exhibit L.....	Landscape Plan
Exhibit M.....	Landscape Plant List
Exhibit N1-2.....	Final Map J-130
Exhibit O.....	Large Lot Final Map Notice of Restriction
Exhibit P1-3.....	Final Map TM04-1391-F-3